



STAFF REPORT – PLANNING APPLICATION

Report To: Members of Planning Advisory Committee

Date of Meeting: November 7, 2016.

Submitted By: Mark Swallow, Planner

Prepared By: Mark Swallow, Planner

Date of Report: November 4, 2016

Subject: Application OP01-2016 and Z06-2016 to Amend the Town of St. Marys Official Plan and Zoning By-law Z1-1997 Lots 14-17, inclusive w/s Wellington Street and Lots 13-17, inclusive e/s Water Street, Registered Plan No. 225 and Part of Lot 16, Concession 17 151 Water Street Town of St. Marys

RECOMMENDATION:

That the Planning Advisory Committee receive the November 4, 2016 Planning Report regarding Application OP01-2016 and Z06-2016 to Amend the Town of St. Marys Official Plan and Zoning By-law Z1-1997 affecting Lots 14-17, inclusive w/s Wellington Street and Lots 13-17, inclusive e/s Water Street, Registered Plan No. 225 and Part of Lot 16, Concession 17 51 Water Street, Town of St. Marys and that the Planning Department be requested to prepare a follow-up report to address any issues and concerns raised at the Planning Advisory Committee's November 7, 2016 Public Meeting.

BACKGROUND:

Town staff has received an application submitted by the Owner of the subject property to amend the Official Plan and Zoning By-law on the lands known as Lots 14-17, inclusive w/s Wellington Street and Lots 13-17, inclusive e/s Water Street, Registered Plan No. 225 and Part of Lot 16, Concession 17, formerly in the Township of Blanshard, now in the Town of St. Marys located at 151 Water Street. This property is currently vacant but was formerly the site of the Arthur Meighen Public School.

The Owner is seeking to establish an age-in-place senior's residential development.

PROVINCIAL POLICY STATEMENT:

Decisions on Zoning By-law Amendment applications made after April 30, 2014 are required to be consistent with the Provincial Policy Statement, 2014 (PPS).

Section 1.1.1 of the PPS states that *“Healthy, liveable and safe communities are sustained by”*, among other things, *“a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term”* and *“e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs”*.

Section 1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

Section 1.1.3.2 Land use patterns within *settlement areas* shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; ...

Section 1.1.3.4 of the PPS states that within Settlement Areas *“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”*

Section 1.4.3 of the PPS states that *“Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by...permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements...”*.

BACKGROUND:

The subject property is designated “Residential” in the Town of St. Marys Official Plan and is currently zoned “Development Zone (RD)” in the Town of St. Marys Zoning By-law, Z1-1997, as amended.

The subject property is a through lot with a frontage of approximately 110 metres on Water Street and approximately 147 metres on Wellington Street. It has a lot area of approximately 1.3 ha. It is currently vacant but was formerly the site of the Arthur Meighen Public School. The school has been razed and most of the material has been removed from the site. The parking area and the sports pitch at the north side of the property remain.

The site is located at the northern limits of the built-up area of the Town, approximately 500 metres north of the Downtown. The site is tiered with an upper area to the south and a lower area to the north. Both tiers are relatively flat with a slight slope to the north. The surrounding uses are predominately residential. Two single-detached dwellings abut the subject property to the south and one abuts the subject property to the west. Single detached dwellings are also located to the west, across Water Street and to the southeast, across Wellington Street. A former industrial site, now vacant, is located to the northwest and the Grand Trunk Trail is located to the north.

The proponent is seeking to develop the site as an age-in-place residential development in the form of a large five-storey apartment type building, constructed in two Phases. The developments will consist of a mixture of assisted living units with a dining hall and other ancillary uses such as a hair salon, games room, theatre room and dining hall and senior's apartments that will also have access to the ancillary uses.

The application for an Official Plan Amendment proposes a site specific exception to the "Residential" policies to provide a special policy that will permit the redevelopment of the lands for an age-in-place medium rise residential seniors apartment development with a gross density of approximately one hundred fifty three (153) residential units per hectare and a height of five (5) storeys whereas the Official Plan contains no provision for medium rise apartments but rather policies for three (3) storey low rise apartments with a maximum gross density of seventy (70) residential units per hectare.

The application for a Zoning By-law Amendment will change the zone classification of the land shown in hatching on the attached map from its current "Residential Development Zone (RD)" to "Residential Zone Six (R6-*)" with special provisions to permit the redevelopment of the lands for an age-in-place medium rise residential seniors apartment development with five (5) storeys to a maximum height of approximately 18.0 metres whereas the Zoning By-law permits three (3) storeys to a maximum height of 13.5 metres on a lot with an area of approximately 1.3 hectares.

REPORT:

The subject application also involves the establishment of structures that would be 5 storeys above grade. The Official Plan speaks to residential buildings not being higher than 3 storeys in the residential areas (Section 3.1.2.7) and 4 storeys in commercial areas [Section 3.2.2.7 d)]. Staff advised the proponent that an Amendment to the Official Plan would also be required to facilitate a 5 storey building.

Site specific Amendments to the Official Plan is a tool in which Council may consider proposals that increases/decreases development standard policies established in the Official Plan.

The proposal has mixed residential use with a senior's apartment component and an assisted living component. The Official Plan considers senior citizens homes etc. as "Institutional" use and permits them in the "Residential" designation. (Section 3.1.2.17) but for the purpose of this report, the proposal is being evaluated against the Policies of Section 3.1.2.

The Official Plan encourages an adequate supply and choice of housing for the existing and future residents of the Town and promotes housing for senior citizens through intensification and redevelopment.

The "Residential" designation seeks a range of housing types from single-detached dwellings to walk-up type apartments. Section 3.1.2.5 provides density targets for this range of housing types and states that Council may consider moderate increases/decreases in these density values on a site specific circumstance. The

density range for low rise apartments is 40-75 units per hectare (u/ha) [Section 3.1.2.5 d)].

The subject application proposes a density value of approximately 153 u/ha. During the pre-consultation meeting with Town staff, it was suggested to the proponent that, while the Town does have some development with comparative density values, such development would be among the highest found in Town and that Staff could not recommend to Council that 153 u/ha would represent a modest increase in density values contemplated in Section 3.1.2.5 and that an Amendment to the Official Plan would be required to facilitate such development.

Information provided by the proponent is being reviewed by the Town's Engineering, Fire, and Planning Staff. While preliminary comments from the Public Works department have been enclosed additional comments are required to complete a planning analysis of the project.

FINANCIAL IMPLICATIONS:

Not known at this time.

COMMUNICATIONS:

Notice of the Public Meeting was given by first class mail to all land owners within 120 metres (400 feet) of the land affected by the By-laws, to those agencies as prescribed by Regulation, and a sign advertising the meeting was posted on the property.

In response to the circulation and posting of the notice the following correspondence was received at the time of this report:

- 1) Comments from UTRCA stating no objection to the application. A 15 metres setback is required to the north and permits are required.
- 2) Comments from the Town Public Works Department.
- 3) Letter from R. and P. Hopper.
- 4) Comment H. Monteith.
- 5) Comment from C. and W. Young.

OTHERS CONSULTED:

Susan Luckhardt, Planning Coordinator; Jeff Wolfe, Asset Management/Engineering Specialist

ATTACHMENTS:

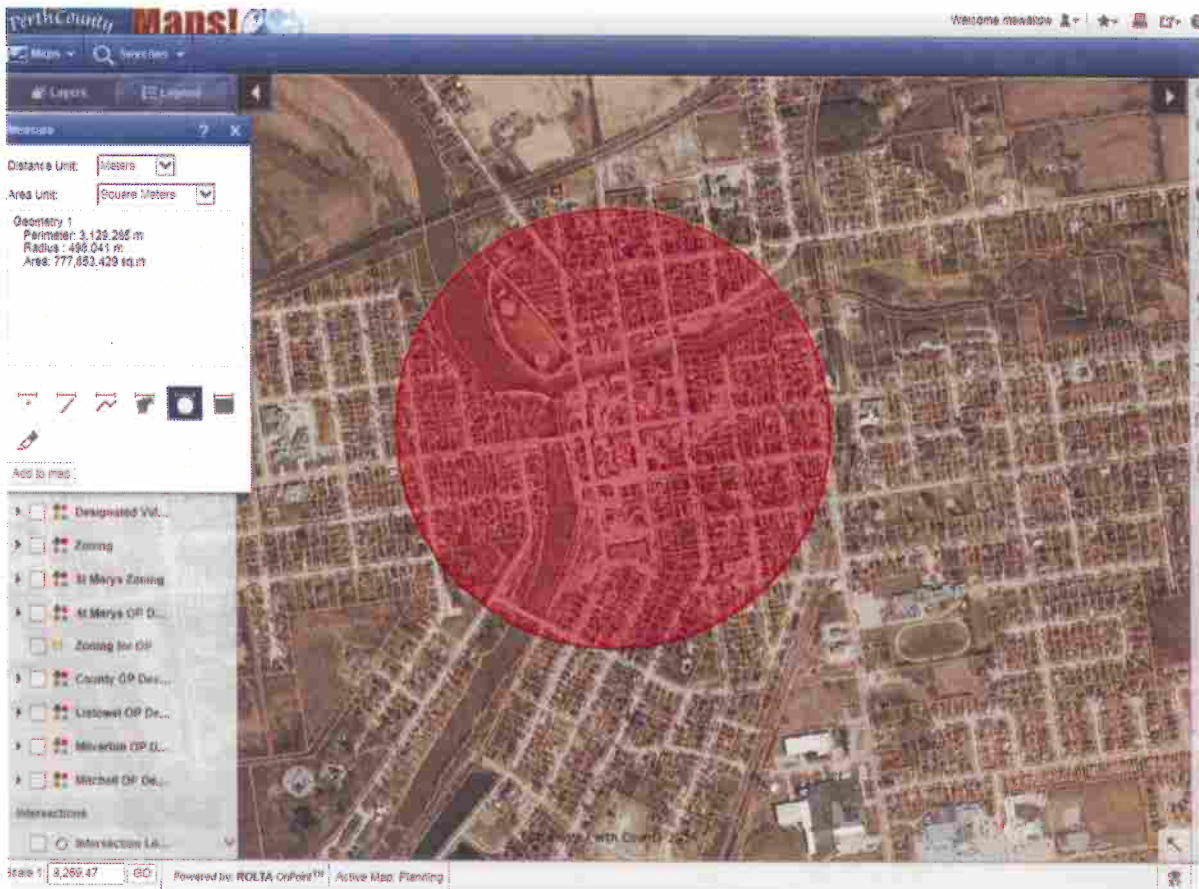
- 1) Application for Approval of an Official Plan and a Zoning By-law Amendment.
- 2) Report Photo.
- 3) Notice of Complete Application.
- 4) Correspondence

CONCLUSION:

That the Planning Advisory Committee consider the recommendation above.

Respectfully submitted,

Mark Swallow,
Planner





RECEIVED
OCT 17 2016

(Under Section 22(4) of the Planning Act)
Application for Zoning By-law Amendment
(Under Section 34 or 39 of the Planning Act)
Application to Remove a Holding Symbol
(Under Section 34 and 36 of the Planning Act)

CPOL-2016 + 206-2016

Instructions

Each application must be accompanied by the application fee in the form of either cash or a cheque payable to the Town. An accurate scaled drawing of the subject land must be submitted.

If the applicant is not the owner of the subject land, a written statement by the owner which authorizes the applicant to act on behalf of the owner as it relates to the subject application, must accompany the application See Section 13.0).

Please bear in mind that additional information may be required by the Town, local and provincial agencies in order to evaluate the proposed Amendment. The required information may include studies or reports to deal with such matters as impacts on: the environment; transportation network; water supply; sewage disposal; and storm water management.

In addition, the applicant may be required to submit a more detailed site plan in accordance with Section 41, of the Planning Act.

Completeness of the Application

The information in this form that must be provided by the applicant is indicated by black arrows (➤) on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 198/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee and draft plan. If the mandatory information is not provided, the municipality will return the application or refuse to further consider the application.

The application form also sets out other information (eg. technical information or reports) that will assist the approval authority and others in their planning evaluation of the development proposal. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Approval Process

Upon receipt of an application, the required fee and other information (as required) Council will determine whether there is sufficient merit in processing the application further (i.e. circulation of notice and the holding of a public meeting as required by the Ontario Planning Act). The applicant is encouraged to attend a public meeting, to present the proposal. The applicant will be provided notice of any decision made by Council concerning the application. Official Plan Amendments and Zoning By-law Amendment are adopted by St. Marys Council. If no notice of appeal is received within twenty days, the Official Plan Amendment and/or Zoning By-law Amendment is in force.

For Help

To help you complete the application form, please consult the Building Department in the Town Hall. You can also call the Building Department at (519) 284-2340.

Please Print and Complete or (✓) Appropriate Box(es)

1.0 Application Information

➤ 1.1 Name of Owner(s) An owner's authorization is required if applicant is not the owner (See Section 12.0)

Name of Owner(s) 1934733 Ontario Inc.	Home Telephone No.	Business Telephone No. 519-421-7413
Address 1401 Dundas Street, Woodstock ON	Postal Code N4S 8X8	Fax No. 519-421-2018

1.2 Agent/Applicant - Name of the person who is to be contacted about the application, if different from the owner. (This may be a person or firm acting on behalf of the owner)

Name of Contact Person (and Firm) Jenn Gaudet (Sierra Construction)	Home Telephone No.	Business Telephone No. 519-533-9911
Address 1401 Dundas Street, Woodstock On	Postal Code N4S 8X8	Fax No.

➤ 2.0 Location and Size of the Subject Land

Street No. 151	Name of Street/Road Water St N	Registered Plan No.	Lot(s)/Block(s)
Reference Plan No.	Part Number(s)	Concession Number(s)	Lot Number(s)
Lot Frontage	Average Width	Average Depth	Lot Area 1.3 Ha

➤ 2.1 Is there a mortgage or charge in respect of the subject land? Yes No If yes, give the names and addresses of any mortgages or charges

➤ 2.2 Are there any easements or restrictive covenants affecting the subject land? Yes No If yes, describe the easement or covenant and its effect.

➤ 2.3 When were the subject lands acquired by the current owner? **November 13, 2015**

➤ 3.0 Proposed and Current Land Use

➤ 3.1 What is the proposed use of the subject land? **Age in Place Seniors Residential Development**

➤ 3.2 What is the current use of the subject land? **Vacant**

➤ 3.3 How is the subject land currently designated in the Official Plan? **Residential**

➤ 3.4 How is the subject land currently zoned in the applicable Zoning By-law?
Institutional

RECEIVED
OCT 17 2016
Town of St. Marys
Finance Department

3.5.1 Front yard		7.5 m	3.5.5 Height		18 m
3.5.2 Rear yard		12 m	3.5.6 Dimensions		Varies
3.5.3 Side Yard		6.0 m	3.5.7 Gross Floor Area		18,565 s.m.
3.5.4 Side Yard		6.0 m	3.5.8 Date Constructed		

> 4.0 Official Plan Amendment (proceed to Section 5.0 if a Official Plan Amendment is not proposed)

4.1 Does the Proposed Official Plan Amendment:	Yes	No
4.1.1 Add a Land Use designation to the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1.2 Change a land use designation in the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1.3 Replace a policy in the Official Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.1.4 Delete a policy from the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.1.5 Add a policy to the Official Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If applicable, please provide the policy section number to be changed, and suggested policy wording on a separate page.

Please see attached Planning Justification Report.

4.2 What is the purpose of the Official Plan Amendment and land uses that would be permitted by the proposed Official Plan Amendment?

Please see attached Planning Justification Report.

4.3 Explain how this proposal has regard to the principles of the Provincial Policy Statement issued under the Planning Act (attach a separate page if necessary).

Please see attached Planning Justification Report.

> 5.0 Zoning By-law Amendment (proceed to Section 6.0 if a Zoning By-law Amendment is not proposed)

5.1 Does the Proposed Zoning By-law Amendment:	Yes	No
5.1.1 Add a Zone Category to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.2 Change a Zone Category in the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.1.3 Replace a zoning provision in the Zoning By-law?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5.1.4 Delete a zoning provision from the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.1.5 Add a zoning provision to the Zoning By-law?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If applicable, please provide the provision section number to be changed, and suggested provision wording on a separate page.

Please see attached Planning Justification Report.

5.2 What is the purpose of the proposed Zoning By-law Amendment and what are the land uses proposed?

Please see attached Planning Justification Report.

6.0 Previous Industrial or Commercial Uses

- 6.1 Has there previously been an industrial or commercial use on the subject land or adjacent land? If Yes, specify the uses and dates. Yes No
- 6.2 Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No
- 6.3 What information did you use to determine the answers to the above questions? **Phase 1 and Phase 2 Environmental Reports.**
- 6.4 If Yes, to (6.1), (6.2) or (6.3), a previous use inventory showing all former uses of the subject land, or if appropriate, the adjacent land, is needed. Is the previous use inventory attached? Yes No

> 7.0 Status of Other Applications under the Planning Act

Is the subject land also the subject of an application for a consent, approval of a site plan, minor variance, Zoning By-law Amendment or Zoning Order Amendment? Yes No If Yes, indicate the type of application, the file number and the status of the application.

> 8.0 Servicing

8.1 Indicate the existing/proposed servicing type for the subject land.

Sewage Disposal	Existing	Proposed	Water Supply	Existing	Proposed
a) Public piped sewage system	X		a) Public piped water system	X	
b) Public or private communal septic			b) Public or private communal well(s)		
c) Individual septic system(s)			c) Individual well(s)		
d) Other			d) Other		

by		or	
b) Ditches or easements	X	b) Collector Road	X
c) Other		c) Local Road	X

9.0 Justification

9.1 Indicate how the proposed use(s) zone complies with the relevant portions of the Official Plan - or complete an Official Plan Amendment Application.

Please see attached Planning Justification Report.

9.2 Indicate how the proposed use(s) will be compatible with the surrounding land uses.

Please see attached Planning Justification Report.

10.0 Other Information

11.0 Application Drawing

Please submit an accurate, scaled drawing of the proposal showing the following information:

- a) The subject land, including its boundaries and dimensions, and the location, and nature of any easement or restrictive covenants which affect the subject land;
- b) The uses of adjacent and abutting land;
- c) The location of all existing as well as proposed buildings and their dimensions, uses, and setbacks from lot lines;
- d) The location of all natural and man-made features on the land and the location of these features on adjacent and abutting lands; and
- e) Scale and north arrow.

12.0 Affidavit or Sworn Declaration

I, Jennifer Gaudet of the City of Woodstock in the County/Region of Oxford

make oath and say (or solemnly declares) that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me at the City of Woodstock

in the County/Region of Oxford

this 17th day of October, 2016

[Signature]
Commissioner of Oaths

[Signature]
Applicant

13.0 Authorization of Owner for Agent to Make the Application

I (we), 1934733 Ontario Inc. of the City of Woodstock in the County/Region of Oxford

am the owner of the land that is the subject of this application for an Official Plan Amendment/Zoning By-law Amendment and I hereby

authorize Sierra Construction to act as my agent in the application.

October 17th, 2016
Date

[Signature]
Signature of Owner

14.0 Acknowledgement

ACKNOWLEDGEMENT

With the filing of this application, the applicant is aware of, and agrees, that if the decision of the Council of the Town of St. Marys regarding this application is appealed by a third party (a party other than the applicant), all costs incurred by the Corporation of the St. Marys for legal counsel and other associated costs to represent the Corporation of the St. Marys in defending this decision before the Ontario Municipal Board will be solely the responsibility of, and paid for by the applicant.

Dated at the City of Woodstock

in the County/Region of Oxford

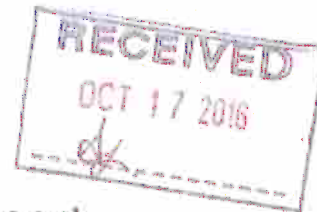
this 17th day of October, 2016

[Signature]
Applicant

Proposed Official Plan and Zoning By-law Amendment

Former Arthur Meighan Public School

151 Water Street, St. Marys



Planning Justification Report

October 17, 2016

Prepared on Behalf of: 1934733 Ontario Inc.

By: Jennifer Gaudet, Sierra Construction

1401 Dundas Street

Woodstock, ON N4S 8X8

(519) 421-7413



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Introduction

Sierra Construction has been retained by 1934733 Ontario Inc. to prepare a planning justification report in support of a Zoning By-law and Official Plan amendment for lands known municipally as 151 Water Street. The legal description of the lands is Part of Lot 16, Concession 17, Lots 14-17 (west side of Wellington Street) and Lots 13-17 (east side of Water Street) on Registered Plan 225. The site was formerly the Arthur Meighan Public School.

The requested amendments would facilitate the construction of an age-in-place senior's residential development. The proposed five storey development would be constructed in two phases, totaling 84 senior's apartments and 115 assisted living units. On site amenities would be included and shared between the senior's apartments and the assisted living units. The first phase, at the north end of the site, is proposed to consist of 110 units (40 senior apartments and 70 assisted living units). The single storey amenity space would be constructed in phase one. The second phase, at the south end of the site, would add 89 units (44 senior apartments and 45 assisted living units). Parking would be supplied via underground and surface spaces.



The former Arthur Meighan Public School, as viewed from Wellington Street

The requested zoning by-law amendment would re-zone the lands from Institutional (I) to Residential Six (R6) with site-specific exceptions. The exceptions are to permit a height of 5 storeys with a maximum height of 18 metres, an increased density (via lot area per unit provisions), and to allow a driveway on the rear lot line. In addition, a site-specific Official Plan amendment is requested to allow a residential density of 153 units per hectare and a height of five storeys.

Site Location and Description

The lands are located on the former Arthur Meighan Public School site, municipally known as 151 Water Street.



Looking towards the school from the north of the site

The site is approximately 1.3 hectares (3.2 acres) in size, with frontage on Wellington Street to the east and Water Street to the west. The site is south of the Grand Trunk Trail and north of Widder Street.

The site was previously home to the now decommissioned Arthur Meighan Public School, which has since been demolished. Mature trees are generally limited to the east and west edges of the site. A soccer field is located in the northern portion of the property, with the school and large paved play area comprising the remainder of the site. The lands are sloped, with the highest grade point at the south east portion of the site.

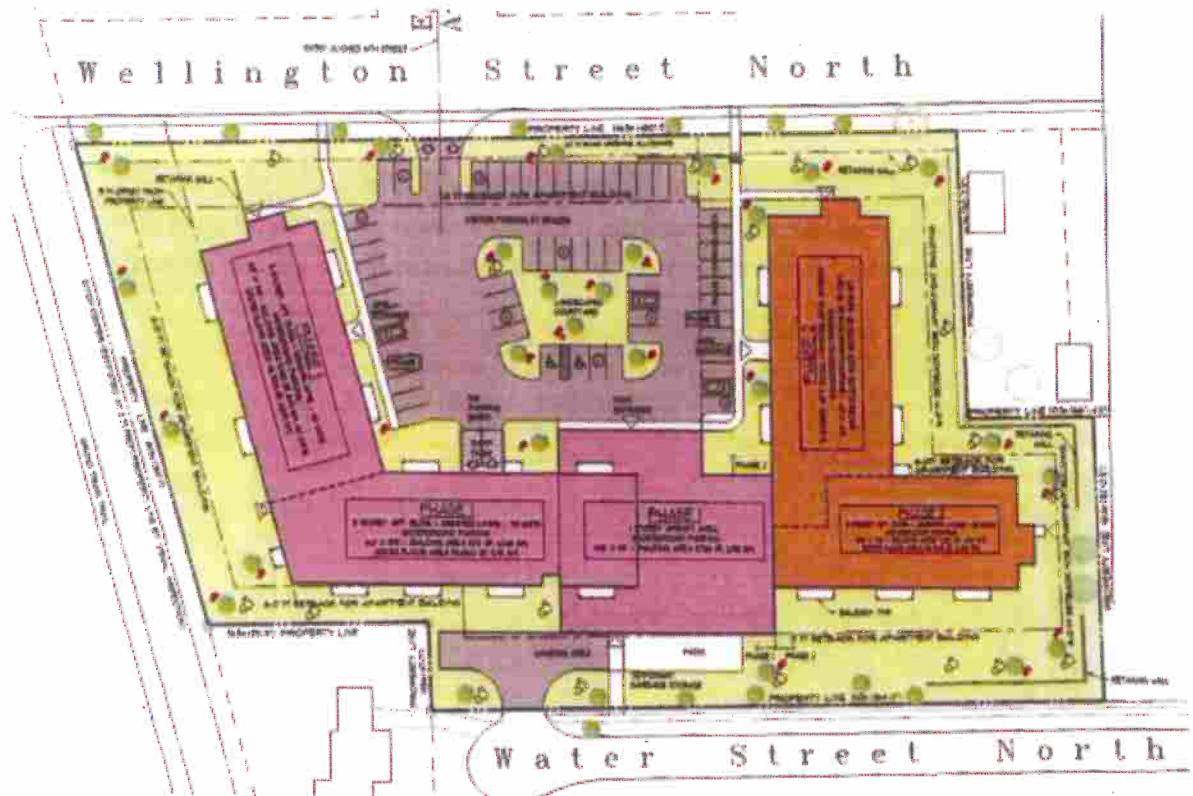
Surrounding Uses

The lands are surrounded by agricultural uses and the Grand Trunk Trail to the north, and low density residential to the east, west, and south. A vacant, paved light industrial parcel is located to the north-west. St. Marys Presbyterian Church is located south west of the site. Downtown St. Marys is south of the site, and the Mill Dunnell Park is to the south west.



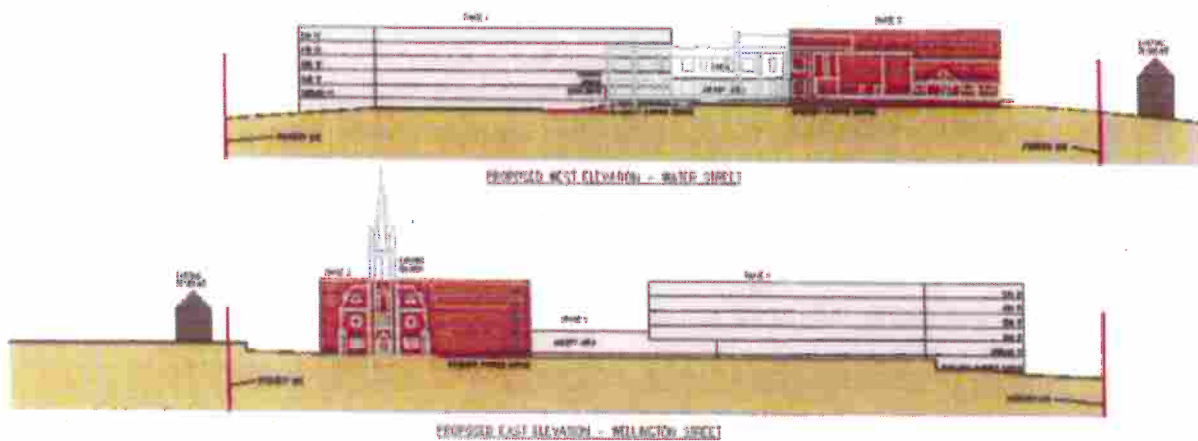
Development Proposal

An age-in-place senior's residential development is proposed on the site. The apartment would include a mix of senior's apartments and senior's assisted living units, and on site amenities would be shared by both types of resident. The development would occur in two phases, with the north portion being phase one. In total, 199 units are proposed, of which 84 would be senior's apartments and 115 would be assisted living units. The senior's apartment units would range between 800 – 1,100 square feet each, while the assisted living units would be approximately 580 square feet each. The shared amenity space would be constructed along with phase one. Both phases are proposed to be five storeys (a maximum of 18 metres) in height. Retaining walls will be used to lower the first storey of phase two to half a storey below grade. This will reduce the appearance of the height for surrounding land owners.



Parking would be accommodated through both underground and surface spaces and would serve residents, visitors, and staff. No parking relief is required as part of this proposal.

The north portion of the property is within the Upper Thames River Conservation Authority's (UTRCA) Regulation Limit. The UTRCA has confirmed that they are satisfied with a 15 metre setback from the northern property line.



These conceptual elevations show the height of the proposed buildings in relation to the former Arthur Meighan Public School and the St. Mary's Presbyterian Church

A Phase 1 and Phase 2 Environmental Assessment have been conducted on this site and no environmental concerns were noted. A strong effort will be made to maintain all mature trees on site, and landscaping that will assist in reducing the visibility of the building on surrounding landowners will be implemented.

Access

The site is proposed to be accessed off both Wellington Street and Water Street, with Wellington Street as the main access. Residents would enter the site via Wellington Street and access the underground parking via ramp.

The Water Street entrance would facilitate the loading area for the amenity hall, which would include food deliveries for resident meals. This entrance would be designed to accommodate a five ton truck. All truck drivers would be directed to follow a map provided by building management that would detail a trucking route that avoids steep inclines and historical bridges. Garbage would also be picked up at this entrance, and would be stored inside the building until pickup day.

Servicing

The development would be on full municipal services.

Planning Analysis

The following plans and policies are analyzed in relation to the development proposal:

Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) 2014 provides direction on planning decisions that involve matters of provincial interest. All planning decisions in Ontario must be consistent with the PPS.

Relevant sections of the PPS and a planning analysis of each are outlined below:

1.1.3.2 Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; 3. minimize negative impacts to air quality and climate change, and promote energy efficiency; 4. support active transportation; 5. are transit-supportive, where transit is planned, exists or may be developed; and 6. are freight-supportive; and b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. Intensification and redevelopment shall be directed in accordance with the policies

of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

The proposed development would provide a range of housing options for seniors and families within the Town of St. Marys. The site is appropriate for intensification and redevelopment as it is located close to downtown, on full municipal services, and would support active transportation. The apartments will provide for housing within existing municipal boundaries, preventing residential pressure to sprawl into surrounding farmland. The proposal would also have compact form and be new energy efficient buildings, resulting in low per unit carbon footprints.

Town of St. Marys Official Plan 1987 (October 1, 2007 Consolidation)

The Town of St. Marys Official Plan ("Official Plan") provides policy directions for the County. Planning decisions are required to conform to the Official Plan.

The subject lands are entirely designated "Residential" on Schedule A (Land Use Designation).

Relevant policies of the Official Plan and a planning analysis are provided below:

3.1.1.6 To promote housing for Senior Citizens; the handicapped and low income families.

This development will provide 199 senior's rental units in St Marys. Of these, 84 would be senior's apartments, providing a home for active seniors. 115 senior's assisted living units are proposed, which would create homes for less-active seniors who require additional care.

3.1.1.7 To encourage and promote additional housing through intensification and redevelopment.

The proposal will both intensify and redevelop the site, providing an opportunity for the Town to accommodate population growth within current boundaries. This will encourage the protection of surrounding farmland and allow for efficient use of municipal infrastructure.

3.1.1.8 To encourage a diversification and inter mixing of different housing types and forms.

The proposed development will greatly increase housing options within the Town through the addition of approximately 115 senior's assisted living units and 84 senior's apartment units. The proposal is located in an established residential

neighbourhood and its construction would allow for inter-mixing of low and medium density residential housing types.

3.1.2.4 Council will favour residential intensification and redevelopment over new green land residential development as a means of providing affordability and efficiencies in infrastructure and public services.

The site is a redevelopment within municipal boundaries, is fully serviced by existing municipal infrastructure, and would result in the intensification of a vacant site on a collector road (Wellington). The site is in close proximity to the Grand Trunk Trail and the Milt Dunnell Park and can make use of existing recreational infrastructure. The proposal will reduce residential sprawl into surrounding farmland and is an efficient use of existing infrastructure.

3.1.3.8 Proponents of townhouse and apartment developments are encouraged to provide on-site recreational facilities in keeping with the proposed development.

The proposed apartments would include recreational facilities within each of the buildings to service residents. These facilities are expected to include a gym, hair salon, games room, and theatre room, in addition to a dining hall for residents. Outdoor amenities include a patio overlooking Water Street, resident gardens, a barbeque area, and other similar amenities.

3.1.2.12 Council intends to monitor the need and demand for various types of housing, including the need for additional senior citizen facilities and those with special needs through bi-annual review of relevant statistical information related to demographics, building permits and types of dwellings constructed.

The proposal includes 115 seniors assisted living units, providing housing and employment for residents of St. Marys. Approximately 20 full time staff will be required to provide for senior residents during the largest shift around dinner, with an additional 10 full time staff positions created for alternate shifts. Additional jobs would be created through indirect spinoffs from this development.

3.1.3.13 If sufficient demand is demonstrated, Council may endeavour to encourage the provision of senior citizen and assisted family housing through participation in various programs of the senior governments. Council, seeking to provide a balanced mix of housing types, has established targets of 60% lower density single-detached dwellings, 20% medium density attached dwellings and 20% higher density dwellings. These targets are holistic to the Town and it is not Council's intention that every development will meet these objectives.

This proposal would be part of the 20% of residential units directed to higher density residential.

The development proposal conforms to the Town of St. Marys Official Plan with the exception of the height limitation of three storeys in Policies 3.1.2.7 and 3.1.2.8 and the density limitations in provision 3.1.2.5. A site-specific Official Plan Amendment is requested for these provisions:

3.1.2.5 When reviewing development or redevelopment proposals, Council shall consider following density targets: a) Single-detached dwellings 10-15 units per hectare; b) Semi-detached, duplex dwellings 15-25 units per hectare; c) Townhouse dwellings 25-40 units per hectare; d) Low rise apartments 40-75 units per hectare. Council may moderately increase or decrease these densities dependent upon specific site circumstances, provision of on-site amenities, and capabilities of municipal servicing systems to accommodate any increase. Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.

The proposal put forth is an age-in-place development aimed at the 75-year-old plus market. The proposal is driven by the findings of a project feasibility assessment prepared by CBRE for 1934733 Ontario Inc. This development format combines independent senior's apartments and assisted living units within one development. A preferred split is approximately 40% senior's apartments and 60% assisted living units. The proponents of 1934733 Ontario Inc. have significant experience in the development of Assisted Living facilities and a minimum of 100 assisted living units are required to develop an economically sustainable model. In the preferred layout, the Seniors Apartments would enjoy completely independent living but be connected and able to receive supportive assistance as individual circumstances change without the need to move off site. This "flexibility" represents a popular life-style choice among seniors. The CBRE report concluded that the project should be built in two phases to synchronize with the regional demographic analysis. The first phase would include the high quality on-site amenities for residents. The addition of a second phase would take place a few years after the occupation of the first, and would allow the development to meet the demand for senior's residential units anticipated by the CBRE report. The second phase is also necessary to assist in the construction and operating costs of the amenities provided in the first phase.

The proposed age-in-place development is low impact to the community. The units are relatively small compared to traditional dwelling units that house families, resulting in much lower on-site demands than would typically accompany a non-senior use of comparable density. Parking and traffic resulting from the proposal will also be much lower than a traditional apartment with comparable density, as many residents will not have cars.

Residents, visitors, and staff would use the Wellington Street entrance and loading would take place via the Water Street entrance. This development will create approximately 30 full time jobs to as well as other indirect employment via operational subcontractors. The proposal would not be considered a low rise apartment in the local context. This development would require an amendment to the provisions that would provide for a mid-rise apartment with a density of 153 units per hectare. The 115 assisted units would be approximately 580 square feet and the 84 senior's apartments would range in size from 800 – 1,100 square feet.

3.1.2.7 In reviewing proposals for residential development with a net density of more than 18 units per hectare, Council shall consider the impact on municipal

capacity, hard services and utilities including sanitary sewer, municipal water supply, storm drainage, service utilities and roadways. Council shall take the following into account prior to enacting an amendment to the Zoning By-law: a) That the development will not involve a building in excess of three full stories above average finished grade and designed to be in keeping with the general character of the area; b) That the physical condition of land proposed for development will not present a hazard to buildings structures and residents; c) That the net density of development shall not exceed 75 units per hectare; d) That the development is serviced by municipal water supply and sewage disposal facilities and that the design capacity of these services can accommodate such development; e) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule "B" of this Plan; and f) That sufficient on-site parking is provided and adequate buffering, screening or separation distance is provided to protect adjacent areas of lower density housing.

The proposal would require an amendment to this policy. A height increase to 5 storeys would be required, as well of a net density of 153 units per hectare. This increase in height and density is required in order to make the project economically sustainable. With excellent architectural design, the impact on the surrounding low density residential neighbourhood will be minimized.

The main floor of the proposed development is approximately one full storey below that of the school. A retaining wall would be used at the south portion of the site to bring the first floor below the finished grade of the residential neighbours to the south. This would reduce the visual impact on the southern neighbours. Landscaping will also be used to reduce the visual impact of the development on neighbours.

The former Arthur Meighan Public School had a maximum height above grade of over 11.5 metres (38 feet). The nearby St. Marys Presbyterian Church has a maximum height of 36.5 metres (120 feet) to the top of the steeple, and is over 13 metres (43.5 feet) from grade to the top of the main roof. At 18 metres (59 feet) in maximum height, the proposed buildings would be approximately the same height as the Presbyterian Church Ridge.

The apartments would not be a hazard to surrounding buildings or residents, would be serviced by existing municipal services, and are within 100 metres of a Collector road (Wellington). Parking will be provided on site through a combination of surface and underground spaces.

The increase in height and density are required to create a redevelopment that is economically sustainable and sustains the high quality on-site residential amenities that are proposed. Through architectural design and landscaping, the proposed apartments will be integrated into the surrounding low density residential neighbourhood. The site is located close to downtown, is on a collector road (Wellington), has full municipal services, and would provide a range of housing types for seniors. As an assisted living facility, jobs would be created, and the Town would receive additional benefits through increased property taxes and increased commercial spending downtown.

The height on the south side of the apartment in phase two will be mitigated through the use of a retaining wall that will bring the first floor below the finished grade of the southern property neighbours. This will visually lower the height for residential neighbours south of the site.

Town of St. Marys Zoning By-law Z1-1997 (January 15, 2015 Consolidation)

The Town of St. Marys zoning by-law (Z1-1997) sets out detailed land use permissions and standards.

The site is zoned Institutional (I) in accordance with the previous school site. As part of this proposal, a zoning amendment to rezone the lands to the Residential Six (R6) zone is requested, as well as site-specific exceptions regarding the following provisions:

13.2.1 Lot Area, Minimum 550 square metres for the first dwelling unit plus 90 square metres for each additional dwelling unit.

As many of the units in this development would be small seniors assisted living units, it is requested that the 90 square metres per additional dwelling unit be reduced to 50 square metres.

13.2.8 Building Height, Maximum 13.5 metres

In order to facilitate the construction of the proposed development, a maximum height of 18 metres is requested. This height increase will allow the development to be economically sustainable, as it will provide for the density necessary to support a senior's development of this caliber.

13.2.9 Number of Stories, Maximum 3

An increase in the maximum amount of storeys from 3 to 5 is requested.

13.2.13 Driveway Requirements

A driveway is requested off the rear lot line for loading purposes.

Apartment dwellings are a permitted use within the Residential Five zone, and all other provisions of the zoning by-law will be met.

Parking would be both underground and surface and would accommodate residents, visitors, and staff. The parking requirements of the zoning by-law can be accommodated as follows:

5.21.1.1 Parking Requirements

(c) Apartment dwelling and other multiple unit dwellings = 1.25 per dwelling unit

84 senior apartment dwelling units x 1.25 = 105 spaces required

(g) Home for the Aged = 1 per 6 beds plus 1 per 3 employees on the largest shift

115 assisted living units / 6 = 20 spaces

20 employees on largest shift / 3 = 7 spaces

Total required for Home for the Aged: $20 + 7 = 27$

Total parking required: 132 spaces.

132 parking spaces are proposed, however, there is capacity for an additional 30 parking spaces in Phase 2 if required. This would be determined at the construction of Phase 2. Phase 1 would have 90 parking spaces, while only 69 are required.

Upper Thames River Conservation Authority

The north portion of the property is within the Upper Thames River Conservation Authority's (UTRCA) Regulation Limit. The UTRCA has confirmed that they are satisfied with a 15 metre setback from the northern property line.

Conclusion

This proposal would add 199 seniors units to the Town of St. Marys, of which 84 would be senior's apartments and 115 would be seniors assisted living units. The proposal would rejuvenate the north end of the Town, would create employment, and would allow for a growth in population while utilizing existing municipal infrastructure.

A zoning by-law amendment and Official Plan amendment are requested to facilitate this proposal. The requested zoning amendment would rezone the lands to Residential Six (R6) with an exception to permit additional height, density, and a driveway located at the rear lot line (where the existing access is currently located). In addition, an Official Plan amendment is requested to permit an increase in height from three to five storeys and an increase in density to 153 units per hectare.

The utmost care and attention will be paid to compatibility with the surrounding residential neighbourhood, and landscaping and architectural techniques will be used to reduce the visual impact of the development on surrounding land owners.

The proposed development will be subject to site plan control and will occur on municipal water services. No natural heritage, water, agricultural, mineral, cultural heritage, archaeological significance, natural or human made hazards are present on the site. A Phase 1 and Phase 2 Environmental Assessment have been conducted and no environmental concerns were noted.

The proposed amendment is consistent with the Provincial Policy Statement (2014) and the requested amendments conform with the intent of the Official Plan by directing residential development to an infill site on full municipal services.

Zoning Request Summary

Zone: Institutional → Residential Six Special (R6*)

Special Provisions:

13.2.1 **Lot Area, Minimum**

~~900.0 square metres for the first dwelling unit plus 90.0 square metres for each additional dwelling unit~~

900.0 square metres for the first dwelling unit plus 50 square metres for each additional dwelling unit

13.2.8 **Building Height, Maximum**

~~13.5 metres~~

18 metres

13.2.9 **Number of storeys, Maximum**

~~3~~

5

13.2.13 **Driveway Requirements**

~~No ingress or egress driveway shall be located closer than 1.5 metres to any side or rear lot line.~~

An ingress or egress driveway is permitted on the rear lot line (Note: the driveway on the rear lot line will be used for loading purposes only, and will be located in the existing driveway on Water Street).

Parking:

No parking relief is required.

5.21.1.1 (c) Apartment dwelling and other multiple unit dwellings = 1.25 per dwelling unit

84 senior apartment dwelling units x 1.25 = 105 spaces required

(g) Home for the Aged = 1 per 6 beds plus 1 per 3 employees on the largest shift

115 assisted living units / 6 = 20 spaces

20 employees on largest shift / 3 = 7 spaces

Total required for Home for the Aged: 20 + 7 = 27

Total parking required: 105 senior apartment unit spaces + 27 home for the aged spaces = 132 spaces. 132 parking spaces are proposed, however, there is capacity for an additional 30 parking spaces in Phase 2 if required. This would be determined at the construction of Phase 2.

Official Plan Request Summary

Designation: Residential → Residential with a Site Specific Exception

Special Provisions:

3.1.2.5 When reviewing development or redevelopment proposals, Council shall consider the following density targets:

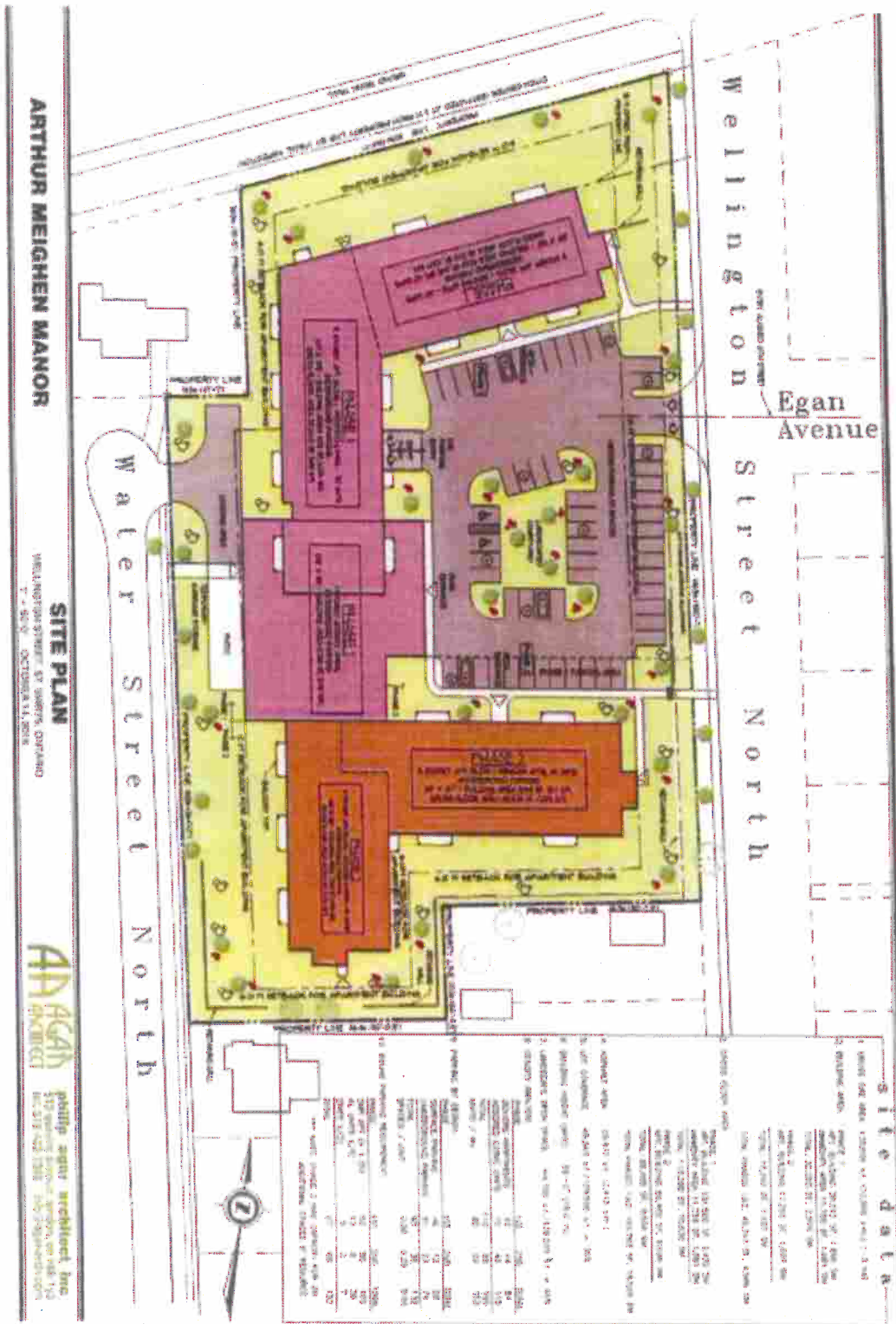
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|------------------------------------|----------------------------------|
| a) Single-detached dwellings | 10-15 units per hectare; |
| b) Semi-detached, duplex dwellings | 15-25 units per hectare; |
| c) Townhouse dwellings | 25-40 units per hectare; |
| d) Low rise apartments | 40-75 units per hectare; |
| e) Mid-rise apartments | 75-153 units per hectare. |

Council may moderately increase or decrease these densities dependent upon specific site circumstances, provision of on-site amenities, and capabilities of municipal servicing systems to accommodate any increase. Council will favour those developments with a mixture of lower and higher densities of development over those consisting of only low densities of development.

3.1.2.7 In reviewing proposals for residential development with a net density of more than 18 units per hectare, Council shall consider the impact on municipal capacity, hard services and utilities including sanitary sewer, municipal water supply, storm drainage, service utilities and roadways. Council shall take the following into account prior to enacting an amendment to the Zoning By-law:

- a) That the development will not involve a building in excess of ~~three~~ **five** full stories above average finished grade and designed to be in keeping with the general keeping of the area;
- b) That the physical condition of land proposed for development will not present a hazard to building structures and residents;
- c) That the net density of development shall not exceed ~~75~~ **153** units per hectare;
- d) That the development is serviced by municipal water supply and sewage disposal facilities and that the design capacity of these services can accommodate such development;
- e) That the proposed development is within 100 metres of an arterial or collector road as defined in Schedule "B" of this Plan; and
- f) That sufficient on-site parking is provided and adequate buffering, screening, or separation distance is provided to protect adjacent areas of lower density housing.

Concept Site Plan



Concept Elevations

ARTHUR MEIGHEN MANOR

SCHEMATIC ELEVATIONS
 VERNACIAN STREET, ST. MARYS, ONTARIO
 N.T.S. - OCTOBER 14, 2018

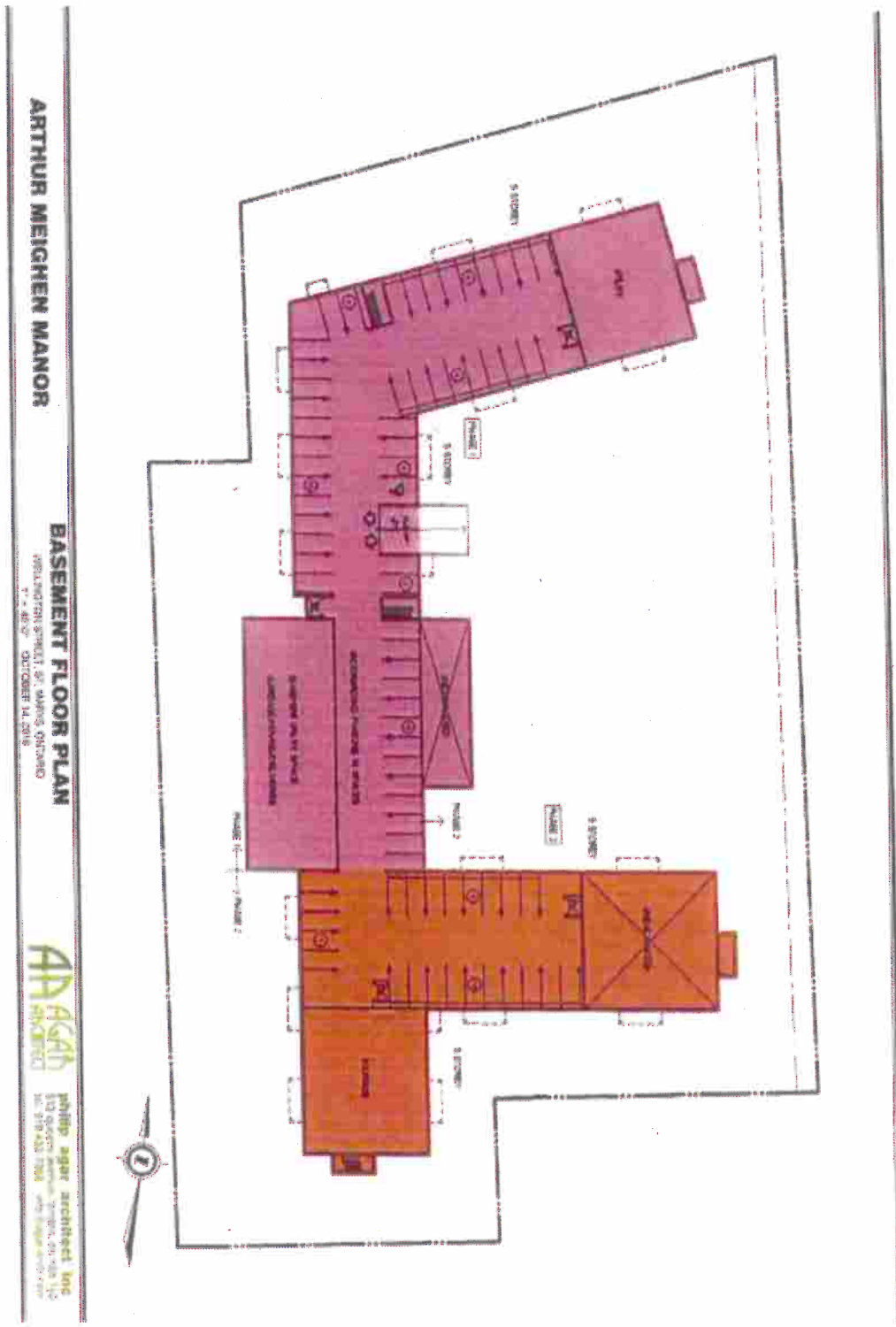
SCHEMATIC ELEVATION - VERNACIAN STREET

PROPOSED EAST ELEVATION - VERNACIAN STREET

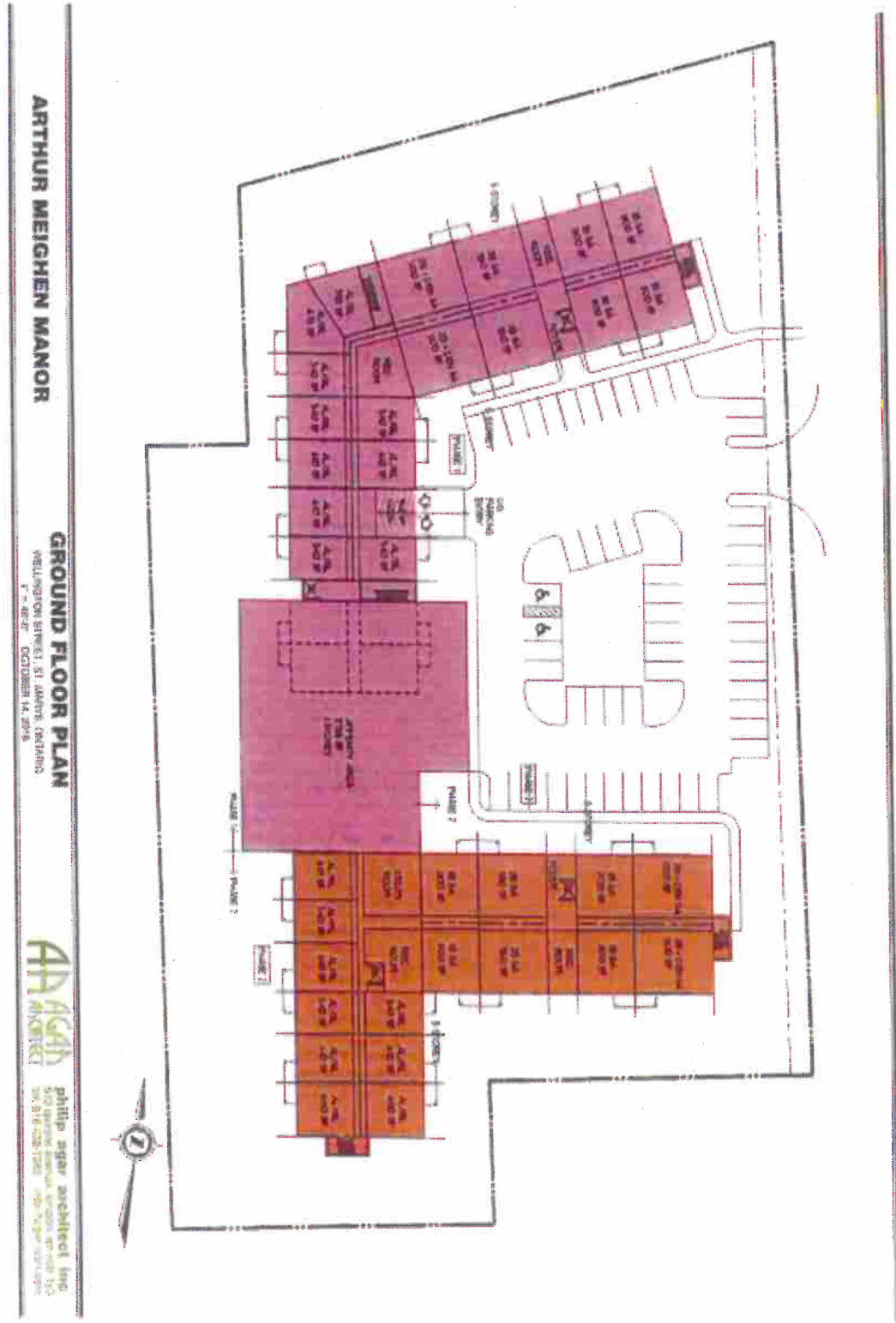
PROPOSED WEST ELEVATION - WATER STREET

SCHEMATIC ELEVATION - WATER STREET

Basement and Underground Parking Plan



Unit Plan (Ground Floor)



ARTHUR MEIGHEN MANOR

GROUND FLOOR PLAN

WELLINGTON STREET, ST. JAMES, ONTARIO
L 4N 4R7 OCTOBER 14, 2015



philip sieg architectural inc.
507 GERRARD STREET EAST, SUITE 200
TORONTO, ONTARIO M4M 1B7
TEL: 416-461-1111 FAX: 416-461-1112

site data

1. GROSS SITE AREA 130,580 sq. ft. (3.01 ac) (13.16 ha)
 2. BUILDING AREA
 PHASE 1
 APT. BUILDING 26,312 sq. ft. 2,688 sqm
 APARTMENT AREA 11,238 sq. ft. 1,041 sqm
 TOTAL 37,550 sq. ft. 3,478 sqm
 PHASE 2
 APT. BUILDING 17,283 sq. ft. 1,607 sqm
 TOTAL 17,283 sq. ft. 1,607 sqm
 TOTAL PHASES 54,833 sq. ft. 5,085 sqm

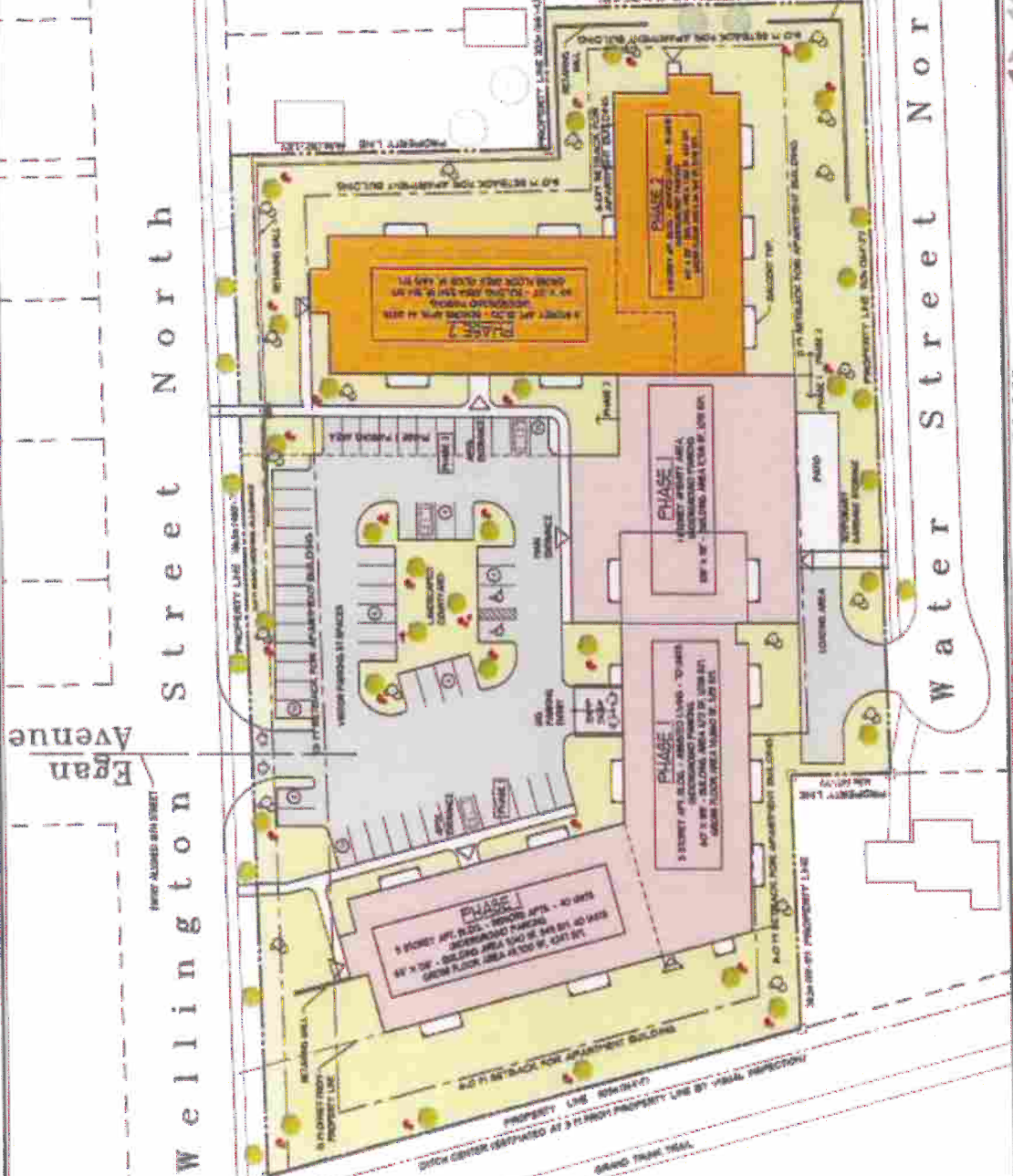
3. GROSS FLOOR AREA
 PHASE 1
 APT. BUILDING 101,546 sq. ft. 9,428 sqm
 APARTMENT AREA 11,238 sq. ft. 1,041 sqm
 TOTAL 112,784 sq. ft. 10,330 sqm
 PHASE 2
 APT. BUILDING 26,445 sq. ft. 2,436 sqm
 TOTAL 26,445 sq. ft. 2,436 sqm
 TOTAL PHASES 139,229 sq. ft. 12,766 sqm

4. APPRAISED VALUE 25,877 K\$ (2,513 am.)
 5. LOT COVERED 49,243 sq. ft. / 130,580 sq. ft. = 37.7%
 6. BUILDING HEIGHT (MAX) 36'-0" (11.0 m)
 7. LANDSCAPE OPEN SPACE 84,190 sq. ft. / 130,580 sq. ft. = 64.5%
 8. DENSITY ANALYSIS

PHASE	UNIT	TOTAL
PHASE 1	APARTMENTS	48
	APARTMENT UNITS	20
	TOTAL	68
	UNITS / HA	85
PHASE 2	APARTMENTS	157
	APARTMENT UNITS	13
	TOTAL	170
	UNITS / HA	213
TOTAL	APARTMENTS	205
	APARTMENT UNITS	33
	TOTAL	238
	UNITS / HA	293

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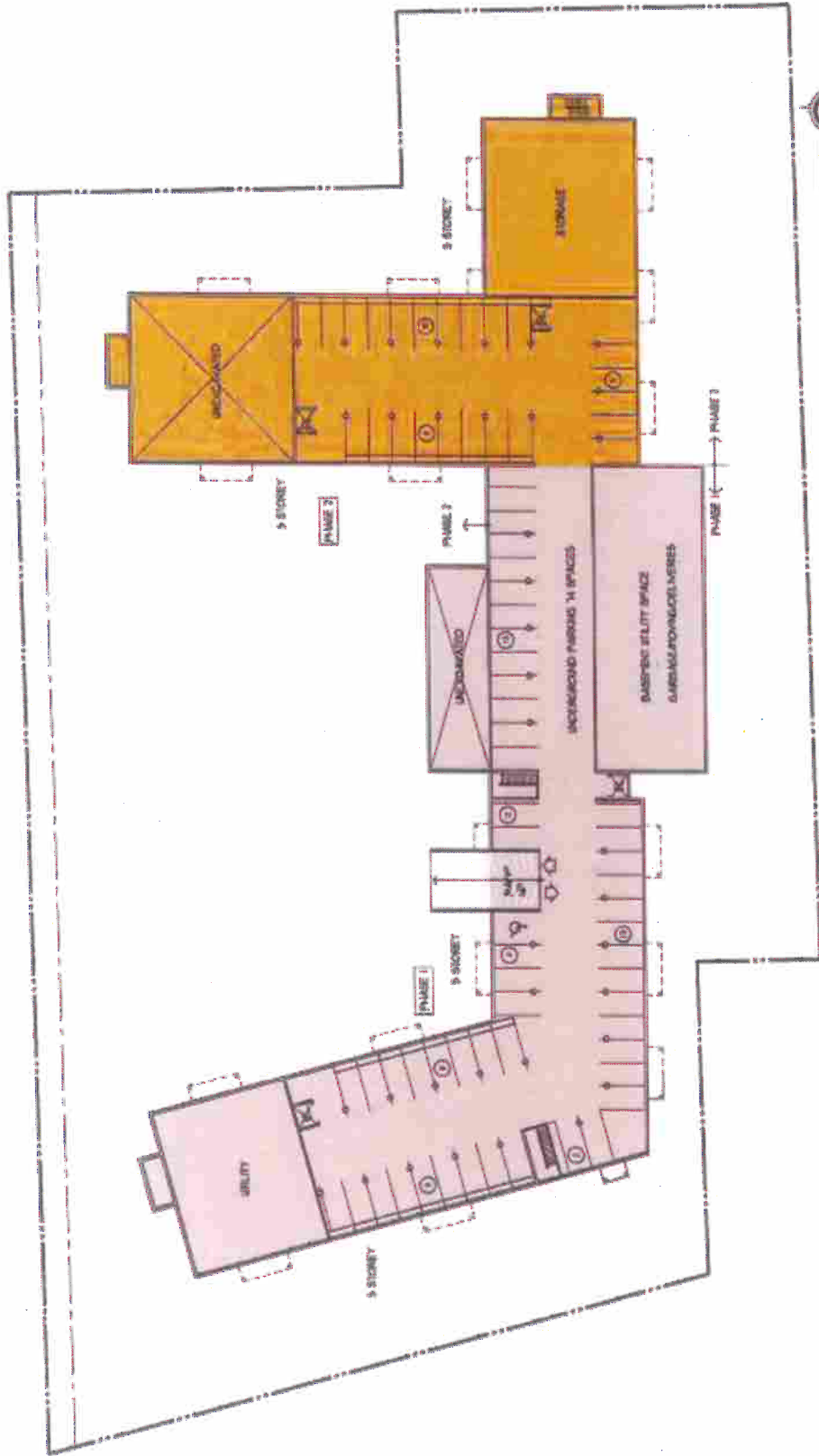
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 513 queens avenue, london, ont n6b 1y5
 tel: 519 435 7258 info@pa-arch.com

AAA ARCHITECT
 WELLINGTON STREET, ST. MARYS, ONTARIO
 Y1 - 5A1-07 OCTOBER 14, 2018

ARTHUR MEIGHEN MANOR
 SITE PLAN

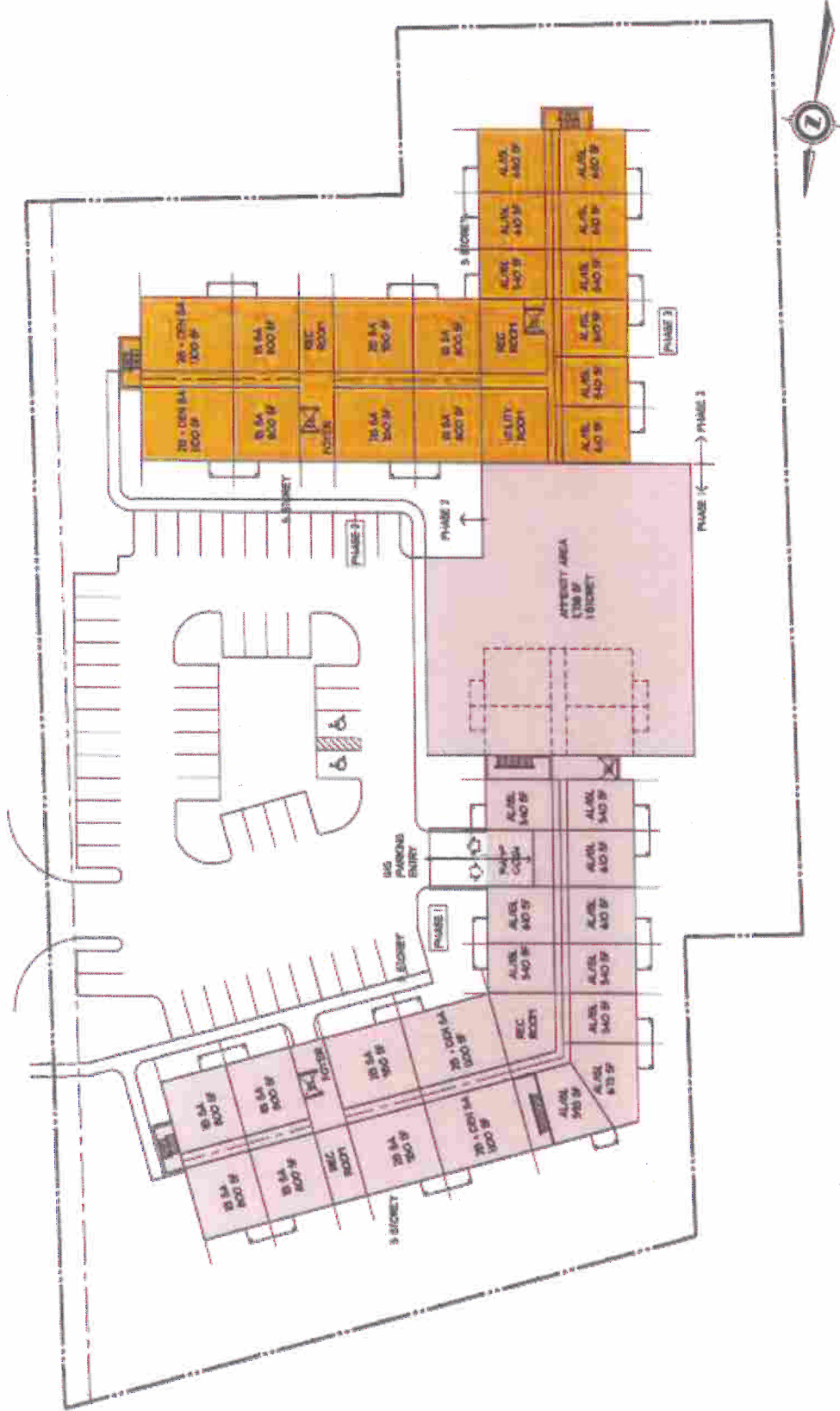


philip agar architect inc
 613 queens avenue, london, on n6b 1y8
 tel: 519 432 7388 info@agar-arch.com



BASEMENT FLOOR PLAN
 WELLINGTON STREET, ST. MARYS, ONTARIO
 1" = 40'-0" OCTOBER 14, 2016

ARTHUR MEIGHEN MANOR

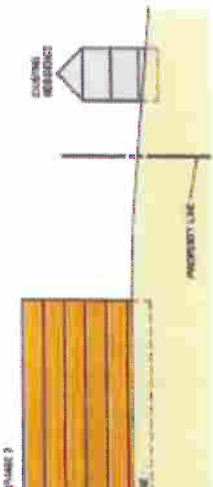


GROUND FLOOR PLAN
 WELLINGTON STREET, ST. MARKS, ONTARIO
 1" = 40'-0" OCTOBER 14, 2016

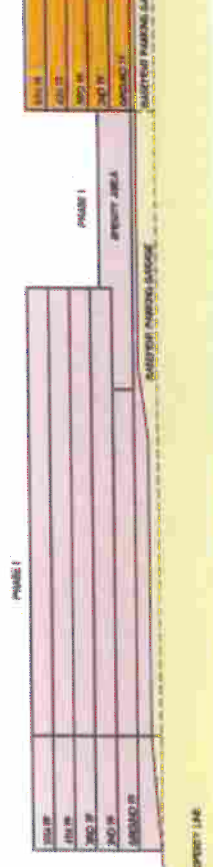
ARTHUR MEIGHEN MANOR



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 513 QUEEN ST. E. TORONTO, ON M5C 1Y2
 TEL: 513-432-7266 INFO@AGARD-ARCH.COM



PROPOSED WEST ELEVATION - WATER STREET



PROPOSED EAST ELEVATION - WELLINGTON STREET



ARTHUR MEIGHEN MANOR

SCHEMATIC ELEVATIONS
 WELLINGTON STREET, ST. MARYS, ONTARIO
 N.T.S. OCTOBER 14, 2016



Philip Aggar architect inc
 513 QUEENS STREET, LONDON, ON N6B 1Y9
 Tel: 519 432-1888 info@aggar-arch.com

TOWN OF ST. MARYS

Lots 14-17, inclusive w/s Wellington Street, Lots 13-17, inclusive e/s Water Street, Registered Plan No. 225; Part of Lot 16, Concession 17
Application for Official Plan and Zoning By-law Amendments
by 1934733 Ontario Inc.



AREA SUBJECT TO PROPOSED
OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENTS

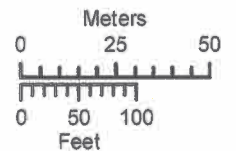


PHOTO DATE: April 2015



**NOTICE OF RECEIPT OF COMPLETE APPLICATION AND
PUBLIC MEETING CONCERNING PROPOSED**

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

TAKE NOTICE that the Corporation of the Town of St. Marys has received an application for Approval of an Official Plan Amendment and Zoning By-law Amendment pursuant to the *Planning Act R.S.O. 1990* and have deemed same to be complete pursuant to the provisions of the *Planning Act R.S.O. 1990*.

The Planning Advisory Committee will be reviewing the applications at its regular meeting scheduled for **November 7, 2016 at 6:30 p.m.** in the Municipal Operations Centre (408 James Street South) and you are invited to attend this meeting. The proposed Amendments affect the property located at 151 Water Street and is described as Lots 14-17, inclusive w/s Wellington Street and Lots 13-17, inclusive e/s Wellington Street, Registered Plan No. 225 and Part of Lot 16, Concession 17, formerly in the Township of Blanshard, now in the Town of St. Marys.

The proposed Official Plan Amendment will not change the land use designation of the area shown in hatching on the attached map from its current "Residential" designation but rather provide a special policy that will permit the redevelopment of the lands for an age-in-place medium rise residential seniors apartment development with a gross density of approximately one hundred fifty three (153) residential units per hectare and a height of five (5) stories whereas the Official Plan contains no provision for medium rise apartments but rather policies for three (3) storey low rise apartments with a maximum gross density of seventy (70) residential units per hectare.

The proposed Zoning By-law Amendment will change the zone classification of the land shown in hatching on the attached map from its current "Institutional Zone (I)" to "Residential Zone Six (R6-*)" with special provisions to permit the redevelopment of the lands for an age-in-place medium rise residential seniors apartment development with five (5) stories to a maximum height of approximately 18.0 metres whereas the Zoning By-law permits three (3) stories to a maximum height of 13.5 metres on a lot with an area of approximately 1.3 hectares.

The proposed Official Plan and Zoning By-law Amendments are being considered by the Town based on applications initiated by the owner of the subject property. The owner is seeking to redevelop the lands for an age-in-place medium rise seniors residential apartment development consisting of approximately 84 senior's apartments and 115 assisted living units in two (2) phases.

Please note: Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and will be included in the Council agenda and minutes. Council agenda and minutes are published on the Town of St. Marys website at www.townofstmarys.com.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of St. Marys before the proposed Official Plan Amendment is adopted or by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of St. Marys to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of St. Marys before the proposed Official Plan Amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the adoption of the proposed Official Plan Amendment, or of the refusal of a request to amend the Official Plan Amendment, you must make a written request to the CAO-Clerk of the Town of St. Marys (Brent Kittmer).

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of St. Marys before the by-law is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of St. Marys to the Ontario Municipal Board.

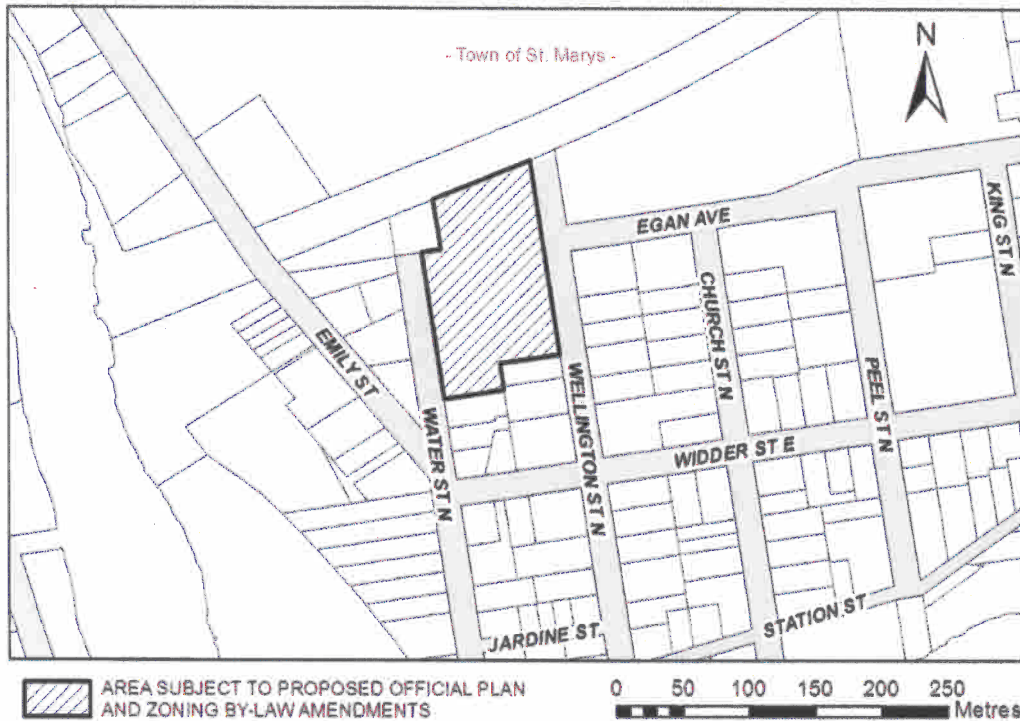
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Town of St. Marys before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of St. Marys on the proposed Zoning By-law Amendment, you must make a written request to the CAO-Clerk of the Town of St. Marys (Brent Kittmer).

ADDITIONAL INFORMATION relating to the proposed Official Plan and Zoning By-law Amendments are available for inspection during office hours at the Town of St. Marys Municipal Operations Centre and can be provided in an accessible format upon request.

DATED AT THE TOWN OF ST. MARYS THIS 19th DAY OF OCTOBER, 2016.

Susan Luckhardt, Planning Coordinator, Town of St. Marys, 408 James Street South, PO Box 998, St. Marys, Ontario N4X 1B6 Telephone: (519) 284-2340 ext 243; Fax: (519) 284-0902.



"Inspiring a Healthy Environment"

October 28, 2016

Town of St. Marys
175 Queen Street East
P.O. Box 998
St. Marys, Ontario N4X 1B6

Attention: Susan Luckhardt, Planning Coordinator, (via e-mail sluckhardt@town.stmarys.on.ca)

Dear Ms. Luckhardt,

Re: Application for Official Plan & Zoning By-law Amendments
Property Description: Lots 14-17 inclusive w/s Wellington St and Lots 13-17, inclusive e/s Wellington St, Registered Plan No. 225 and Part of Lot 16, Conc. 17, former Twp. of Blanshard in the Town of St. Marys (municipally known as 151 Water St. North)

The Upper Thames River Conservation Authority (UTRCA) has reviewed the subject application with regard for policies contained within the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006)*. These policies include regulations made pursuant to Section 28 of the *Conservation Authorities Act*, and are consistent with the natural hazard and natural heritage policies contained in the *Provincial Policy Statement (2014)*. The Upper Thames River Source Protection Area Assessment Report has also been reviewed in order to confirm whether the subject property is located within a vulnerable area. The Drinking Water Source Protection information is being disclosed to the Municipality to assist them in fulfilling their decision making responsibilities under the Planning Act. We offer the following comments:

PROPOSAL

The proposed Official Plan Amendment seeks to provide a special policy that will permit the redevelopment of the lands for an age-in-place medium rise residential seniors apartment development with a gross density of approximately one hundred fifty three (153) residential units per hectare and a height of five (5) stories whereas the Official Plan contains no provision for medium rise apartments but rather policies for three (3) storey low rise apartments with a maximum gross density of seventy (70) residential units per hectare.

The proposed Zoning By-law Amendment will change the zone classification from "Institutional Zone (1)" to "Residential Zone Six (R6-*)" with special provisions to permit the redevelopment of the lands for an age-in place medium rise residential seniors apartment development for five (5) stories to a maximum height of approximately 18.0 metres whereas the Zoning By-law permits three (3) stories to a maximum height of 13.5 metres on a lot with an area of approximately 1.3 hectares.

The owner is seeking to redevelop the lands for an age-in-place medium rise seniors residential apartment development consisting of approximately 84 senior's apartments and 115 assisted living units in two (2) phases.

CONSERVATION AUTHORITIES ACT

As shown on the enclosed mapping, a portion of the subject property is affected by the Authority's Regulation Limit which includes the riverine flooding hazard. The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation Authorities Act*. This regulation requires the landowner to obtain written approval from the UTRCA prior to undertaking any development or site alteration in the regulated area which includes filling, grading, construction, alteration to a watercourse and/or interference with a wetland.

UTRCA ENVIRONMENTAL PLANNING POLICY MANUAL

The UTRCA's Environmental Planning Policy Manual is available online at:

<http://thamesriver.on.ca/planning-permits-maps/utrca-environmental-policy-manual/>

The policies which are applicable to the subject lands include:

3.2.2 General Natural Hazard Policies

These policies direct new development and site alteration away from hazard lands. No new hazards are to be created and existing hazards should not be aggravated.

3.2.3 Riverine Flooding Hazard Policies

These policies address matters such as the provision of detailed flood plain mapping, uses that may be permitted in the flood plain, one & two zone flood plain policy areas as well as special policy areas.

3.5.2 Policies for Stormwater Management and Erosion & Sediment Control Measures:

Generally discusses the requirements for SWM and the requirements for report submissions, while advocating for catchment area planning of SWM facilities. Section 1.6.6.7 of the Provincial Policy Statement states;

Planning for stormwater management shall;

- a) minimize, where possible, prevent increases in contaminant loads;*
- b) minimize changes in water balance and erosion;*
- c) not increase risks to human health and safety and property damage;*
- d) maximize the extent and function of vegetation and pervious surfaces; and*
- e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

LOW IMPACT DEVELOPMENT (LID) OPPORTUNITIES

The PPS also encourages green infrastructure (e.g., permeable surfaces) and strengthens stormwater management requirements in Policy 1.6.2. We encourage Stormwater Management (SWM) Low Impact Developments (LIDs) and Best Management Practices (BMPs) where feasible. The UTRCA is currently looking for pilot projects, within our watershed, to implement LID on sites while providing educational opportunities for students. If you are interested in finding out more about this partnership opportunity please contact Teresa Hollingsworth, Coordinator of Community & Corporate Services at our office 519-451-2800 ext. 226 or hollingswortht@thamesriver.on.ca.

DRINKING WATER SOURCE PROTECTION

Clean Water Act

The *Clean Water Act* (CWA), 2006 is intended to protect existing and future sources of drinking water. The Act is part of the Ontario government's commitment to implement the recommendations of the Walkerton Inquiry as well as protecting and enhancing human health and the environment. The CWA sets out a framework for source protection planning on a watershed basis with Source Protection Areas established based on the watershed boundaries of Ontario's 36 Conservation Authorities. The Upper Thames River, Lower

Thames Valley and St. Clair Region Conservation Authorities have entered into a partnership for The Thames-Sydenham Source Protection Region.

The Assessment Report for the Upper Thames watershed delineates three types of vulnerable areas: Wellhead Protection Areas, Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas. We wish to advise that the subject property is within identified as being within a vulnerable area. Mapping which shows these areas is available at: http://maps.thamesriver.on.ca/GVH_252/?viewer=tsrassessmentreport

Provincial Policy Statement (PPS, 2014):

Section 2.2.1 requires that:

“Planning authorities shall protect, improve or restore the quality and quantity of water by: e) implementing necessary restrictions on development and site alteration to:

- 1. protect all municipal drinking water supplies and designated vulnerable areas; and*
- 2. protect, improve or restore vulnerable surface and ground water features, and their hydrological functions”*

Section 2.2.2 requires that:

“Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored”.

Municipalities must be consistent with the Provincial Policy Statement when making decisions on land use planning and development.

Policies in the *Approved Source Protection Plan* may prohibit or restrict activities identified as posing a *significant threat* to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility. The *Approved Source Protection Plan* is available at: <http://www.sourcewaterprotection.on.ca/source-protection-plan/approved-source-protection-plan/>

PERMIT REQUIREMENTS

During a site visit on October 13, 2016, UTRCA staff advised the property owner that any development should be kept outside of the area of interference surrounding the watercourse to the north of the subject property (shown on the attached mapping). Upon reviewing the site, the UTRCA is satisfied that development, if kept 15 metres from the existing fence line, is appropriate. Please contact Karen Winfield, Land Use Regulations Officer, at ext. 237, or via email at: winfieldk@thamesriver.on.ca, for more information regarding permits and permit fees.

RECOMMENDATION

The UTRCA has no objection to the above noted applications for Official Plan Amendment and Zoning By-law Amendment. We remind the applicant that a 15 metre setback from the existing fence line must be maintained in order to secure the required permit from the UTRCA. We look forward to reviewing the future applications/plans for this site. The foregoing is provided for the information of the applicant, the Planning Department and Council.

UTRCA REVIEW FEES

In June 2006, the UTRCA’s Board of Directors approved the *Environmental Planning Policy Manual for the Upper Thames River Conservation Authority*. This manual authorizes Staff to collect fees for the review of Planning Act applications including applications for Official Plan Amendment and Zoning By-law

UTRCA Comments
OPA & ZBA
151 Water St. St. Marys

Amendment (\$200.00 each). When submitted concurrently, the fees for the second application will be reduced by 50%. The fees for this review are \$300.00 and will be invoiced to the owner under separate cover. Thank you for the opportunity to comment. If you have any questions, please contact the undersigned at extension 228.

Yours truly,
UPPER THAMES RIVER CONSERVATION AUTHORITY



Spencer McDonald
Land Use Planner
SM/sm

c.c. Mark Swallow, Planner (via email: mswallow@perthcounty.ca)
Jenn Gaudet, Sierra Construction (via email: jgaudet@sierraconstruction.ca)

Enclosure: UTRCA Regulation Limit mapping (please print on legal-size paper for scales to be accurate)

Regulation Limit

Regulation Limit is 50 feet Conservation Authority Act
 Development Interference with wetlands and floodplains
 20-100-01 and 20-100-02, © City of London, 2016

- Legend**
- Watercourse
 - Open
 - Tiled
 - Flooding Hazard (Detail)
 - Erosion Hazard (Detail)
 - Regulation Limit 2015
 - Natural Heritage (UTRCA, 2006)
 - Assessment Parcel (St. Marys)

The Regulation Limit depicted on this map schedule is a representation of O Reg 157/06 under O Reg 97/04. The Regulation Limit is a conservative estimation of the hazard lands within the UTRCA watershed. Depending on the specific characteristics of the hazard land and the land use proposed, the Regulation Limit may be subject to change.

The UTRCA declares, except any warranty, representation or fitness for a particular purpose, merchantability or completeness of any of the data depicted and provided herein. The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided herein and further assumes no liability for any decisions made or actions taken or data furnished hereunder.

This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.

This document is not a Plan of Survey. For more information, please contact the City of London, Planning Department, 100 Queen's Quay East, Toronto, Ontario, Canada M5H 2N2. Copyright © 2016 UTRCA.

UPPER THAMES RIVER
 CONSERVATION AUTHORITY
 Copyright © 2016 UTRCA



Notes:
 151 Water St North, St. Marys
 Created By: SMI October 12, 2016

1:100 scale. Any reference to scale on this map is only approximate subject to further discussion on digital data. © City of London, 2016



MEMO

Engineering & Public Works

To: Susan Luckhardt

From: Jeff Wolfe

Date: November 1, 2016

File:

For Your Information

For Your Approval

For Your Review

As Requested

Subject: 151 Water Street OP & Zoning Bylaw Amendment Application - Comments

In reply to your circulation on October 19, 2016 and further information provided, Public Works staff has the following comments:

1. The primary vehicular access to the site as proposed from Wellington Street North is preferred.
2. Proposed delivery truck entrance off of Water Street is not preferred. Proponent to clarify whether loading area is appropriately designed for truck maneuvering.
3. Applicant to confirm sanitary system capacity requirement and that sanitary servicing to property is adequate.
4. Applicant to confirm water system capacity requirement for fire protection and hydrant flow testing will need to be completed to confirm water servicing to property is adequate.
5. Concrete curb and gutter system to be extended northerly from current termination point on Wellington St. adjacent to the property.
6. Visual block should be provided for proposed garbage storage.

Respectfully submitted,

Jeff Wolfe, C.Tech.
Asset Management/Engineering Specialist

Council of the Town of St. Marys

October 25, 2016

Re: Official Plan Amendment and Proposed Zoning Bylaw
For: 151 Water St. N. St. Marys, ON

Your Honour & Council Members

The proposed request to change the current designation should not be approved.

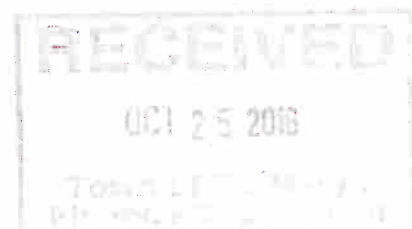
Reasons to Refuse

- 1- The current Plan and Zoning were given a lot of careful consideration to ensure the best interests of the Town.
- 2- The proposed site is at the top of a "hill" with two very steep streets from it to downtown. Tenants will find it difficult to walk up and down, especially those who have physical problems or need wheelchairs, walkers etc. Both Wellington St. N and Water St. N often are treacherous in the winter.
- 3- Recreational facilities for seniors are far across town, not within easy walking distance.
- 4- Tenants from out of town will not have any local doctors. The Wellness Centre says there are no doctors taking new patients.
- 5- The only Public Transportation at Via Rail is costly and infrequent.
- 6- Is the Fire Department able to fight a fire in a five storey building inhabited by Seniors and Physically Challenged people?
- 7- The water supply is already low. Is there enough to supply upwards of three or four hundred more people? The infrastructure would have to be improved for water and sewer.
- 8- The apartment building would stand out like a sore thumb in the neighbourhood made of houses dating back as far as 1850.
- 9- Pedestrian traffic would be greatly increased, requiring a new sidewalk from Emily to Wellington St. and reconstruction of a sidewalk and ramp along East side of Emily. A new sidewalk would also have to be made along Egan St. to Church St. Crosswalks with lights should be made.
- 10- Vehicle traffic would increase by more than 300 vehicles per day and interfere with people attending functions at the Churches, and going to Holy Name School which already has increased traffic because of the new day care.
- 11- Across the street there is a large area containing toxic waste from old industries.
- 12- There is a serious air pollution problem smoke and dust makes it unbearable to go outside or open windows. Ash sometimes covers cars and residents are paid by St. Marys Cement to have their cars washed.

This development is neither good for the Town, the neighborhood or potential tenants.

Submitted by:
Ralph & Patricia Hopper
138 Wellington St. N
St. Marys ON N4X 1C2
519-284-1406

R. Hopper
Patricia M. Hopper



Susan Luckhardt

Subject:

FW: Amendments to the Town of St. Marys Official Plan

From: Henry Monteith [<mailto:hmonteith@hotmail.com>]
Sent: November 01, 2016 6:48 PM
To: Mark Swallow
Subject: Amendments to the Town of St. Marys Official Plan

Hi Mark: I have reflected further on this OPA application, and I would like to bring up a couple of points for you to consider.

The current OP was consolidated on Oct 1, 2007, and all previous OPA's have been incorporated into that document.

There have been 6 OPA's since that time, and I have reviewed each one. Each one without exception dealt with the matter of "use", and the amendments to the OPA required changes to Section 3.1.3 (Residential Exceptions), Section 3.2, (Central Commercial), Section 3.3 (Highway Commercial), and Schedule A (Land Use Concept Plan).

The proposed application is the first OPA application to involve required changes to Section 3.1.2, the Residential Policies Section of the OP.

In my mind, the Residential Policies outlined in Section 3.1.2 are the backbone for considering any development in St. Marys, and as such, should be applied fairly, evenly and equally on all properties within the Town. Over time they may require changing, but such changes should apply to all properties in St. Marys. Changes should not be applicable to just certain sites, and not others. Such site specific changes would confer a special benefit, or advantage, to one specific site, but not to others. I don't think that's the essence of an OPA.

There is one other disturbing possibility if an OPA allows for a change in a Policy Section as this one does.

If this OPA is approved, it then becomes almost a sure thing that after completing the five year review process, Council will be compelled to pass the same Policy changes for all St. Marys, regardless what comes out of the review process.

It is inconceivable that Council would refuse these changes to the specific Policy sections after the review process, when they are in effect for one specific site already. If it did, it would create an unbalanced and unfair situation, and raise a lot of suspicion as to why Council allowed this to happen.

In my mind, approving an OPA that requires a change to the Policy Sections as this one does, effectively prejudices the whole five year review process.

In my mind, the appropriate municipal action is to withhold support for this application, and deal with the requested changes through the five year review process.

Regards, Henry

Susan Luckhardt

Subject: FW: 151 Water Street North

From: chris young [mailto:cecyoung8@hotmail.com]
Sent: Friday, November 4, 2016 10:12 AM
To: Susan Luckhardt <sluckhardt@town.stmarys.on.ca>
Subject: 151 Water Street North

November 4,

2016

To the Mayor and the Council of the Corporation of the Town of St. Marys,

We are writing to you in order to have our voices recorded in opposition to the proposed Official Plan Amendment and Zoning By-law Amendment for 151 Water Street North, St Marys, Ontario.

This Town Council has an exciting vision for St. Marys that keeps our beautiful architecture and scenic natural beauty in harmony. If we allow a five storey complex to be developed at that location, we risk losing this harmony which is one of the key elements that attracts visitors and newcomers to our town.

Keeping to the current Official Plan guideline of limiting building heights to three storeys (13.5 metres) makes good sense.

First, three storey buildings nestle in nicely amongst the trees. Five storey buildings will interfere with our awesome townscape of church steeples, old towers, mature trees and historical homes and businesses. A five storey complex at 151 Water Street North will stand above the trees and stick out like a sore thumb...or a wart. We do not believe that the site grade can be lowered and levelled to the point where a five storey development will be in harmony with its surroundings. We would not want to be one of the next door neighbours who would have people looking down on them as they relax in their backyards.

Second, much money and effort has been invested in developing our trail system where people can go to walk, run, bike, connect with nature and find a place of peace. Having a five storey building with its multitude of people and cars, noise and massive visual impact on the scenery will reduce the joy that is found on that trail. Protecting our quiet, natural areas should continue to be a priority.

We conclude by encouraging you to be like the people of Sanibel Island in Florida who have maintained their three storey (45 feet) building height limit in spite of pressure from developers. Their vision is intact, attracting visitors and newcomers who choose to spend their money and their time in a place that is not spoiled by overdevelopment. Please vote wisely to keep the height of our town's architecture in harmony with our scenic beauty. Outside developers should not have the ability to impose their vision on our town, no matter what kind of inviting language they use to entice us.

Sincerely,

Wayne and Chris Young
178 Widder Street East
St. Marys, Ontario N4X 1A4